

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

April 7, 2003

RESPONSIBLE STAFF:

**Mark DePoe, Long Range
Planning Director (presenting)**

Patricia Patula, Planner

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
x	Joint Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	3-19-2003
	3-26-2003
Hearing Date	4-7-2003
Record Held Open	
Policy Discussion	

TITLE: Joint Public Hearing**SDP-03-001, Amendment to SDP-L7-1**

From two-story 16,000 sq. ft office building to a three-story 27,800 sq. ft. office/retail/restaurant mixed use. The subject property, located at 500 Main Street, Parcel A, Block Q, is 0.67 acres and is zoned MXD (Mixed Use Development).

SUPPORTING BACKGROUND:

The applicant, Triumph Development, requests to modify SDP-L7-1 (approved July 7, 1997) by increasing the size of the office building planned for this site.

Both SDP-L7-1 and Final Site Plan L-1089 (October 8, 1997) approved a two-story 16,000 square foot office building for this location now addressed as 500 Main Street in Market Square near the ice rink. The amendment proposes a 27,800-square foot mixed-use building, with restaurant and retail uses on the first floor, and office uses on the second and third floors.

Two versions of the parking study have been received. The more recent version dated April 1, 2003, incorporates comments from Ollie Mumpower, City Engineering Services Director, Public Works, Parks Maintenance & Engineering. As a result of the changes to the parking study, the applicant has adjusted his request for a parking waiver from 11 to 17 spaces.

Community review and input are addressed in Exhibits 9 and 10.

The team making the presentation includes:

Applicant: Steve Virostek, Triumph Development

Architect: Joseph Coratola, Manion & Coratola

Engineer: Gary Unterberg, Rodgers Consulting

Exhibit list and exhibits attached.

DESIRED OUTCOME:

**Hold record open: Planning Commission 10 days
(April 17), recommendation to City Council April 23;
Mayor/Council 22 days (April 29), policy discussion
May 5.**

SDP-03-001
Amendment to SDP L7-1
Lakelands Office Building
500 Main Street

Joint Public Hearing
Index of Memoranda

Number	Exhibit
1.	Application
2.	Letter from Rodgers Consulting dated March 10, 2003 re submission package and request
3.	Request to the <i>Gaithersburg Gazette</i> to advertise the public hearing in the March 19 and March 26, 2003 issues
4.	Cover letter from Wells & Associates, LLC dated March 24, 2003 regarding the parking study
5.	Parking Demand Analysis for the Lakelands Office Building, prepared by Wells & Associates, LLC and dated March 21, 2003
6.	Updated Parking Information dated April 1, 2003
7.	Site location map
8.	Resolution R-86-97 Approving SDP-7-1
9.	Letter from ComSource Management, Inc. dated March 27, 2003, re architects presentation to Lakelands Community Association
10.	Letter from Richard Sullivan, Jr. dated march 31, 2003, to Classic Community Corporation re Lakelands Architectural Review Committee's approval
11.	Letter from Rodgers Consulting, Inc., dated April 2, 2003, requesting parking waiver in conjunction with parking study
12.	Photograph View from Ice Rink to Apartment Building
13.	Photograph View from Market Street East
14.	Photograph View from Main Street
15.	Photograph View from Market Street West
16.	Previously approved SDP L7-1 showing close-up of office section
17.	SDP 7-1 Amendment Cover Sheet
18.	SDP 7-1 Amendment Site and Storm Drain Plan (close-up)
19.	SDP 7-1 Amendment Landscape Plan
20.	Elevations of north and south facades
21.	Elevations of west and east facades
22.	First and second floor plans
23.	Third floor and roof plans

SITEPLAN APPLICATION

In accordance with Article III, Division 19, Section 24-160 D.9
and Article V of the City Code

Application #	SDP-03-001
Date Filed	3-10-03
Total Fee	75.00

CONCEPT
PRELIMINARY
FINAL (MXD FEE APPLIES)
(X) SCHEMATIC DEVELOPMENT

1. SUBJECT PROPERTY

Project Name Lakelands Parcel A, Block Q
Street Address 500 Main Street
Zoning MXD Historic area designation Yes ☒ No ☐
Lot A Block Q Subdivision Lakelands
Tax Identification Number (MUST BE FILLED IN) 09-03225536

2. APPLICANT

Name Triumph Development
Street Address 4905 Del Ray Avenue Suite No. 300
City Bethesda State MD Zip Code 20814
Telephones: Work 301-657-1112 Home _____

3. CITY PROJECT NUMBER

Original Site Plan Number (if applicable) L-1089
Name of previously approved Final Plan (if applicable) SDP 7-1

4. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name Manion & Coratola Architects Telephone 301-229-7000
Architect's Maryland Registration Number _____ Suite No. 216
Street Address 7307 MacArthur Blvd. State MD Zip Code 20816
City Bethesda

Engineer's Name Rodgers Consulting, Inc. Telephone 301-948-4700
Engineer's Maryland Registration Number _____ Suite No. _____
Street Address 9260 Gaither Road State MD Zip Code 20877
City Gaithersburg

Developer's Name Triumph Development Telephone 301-657-1112
Street Address 4905 Del Ray Avenue Suite No. 300
City Bethesda State MD Zip Code 20814
Contact Person Steve Virostek

4. PROPERTY OWNER

Name Gaithersburg Community Assoc. LLC c/o Classic Community Corporation
Street Address 8120 Woodmont Ave Suite No. 300
City Bethesda State MD Zip Code 20814
Telephones: Work 301-913-0404 Home _____

continued on reverse side



6. PRIMARY USE
Mixed Use

Non-Residential

Residential

7. PROPOSED UNIT TYPE

Mixed Use

Office/Professional

Restaurant

Retail/Commercial

Residential Multi-Family

Residential Single Family

Other

8. WORK DESCRIPTION

Revised SDP from approved 16,000 sq. ft. office to 27,800 sq. ft.

office/retail/restaurant

9. PROJECT DETAIL INFORMATION. Please supply the following information

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)			29,071
2. Site Area (acres)			0.67
3. Total Number of Dwelling Units/Lots			1
4. Height of Tallest Building			3 story
5. Green Area (square feet)		7,268	7,613
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			
8. Green Area (Percent)		25%	26%
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft. 3,102	8.4	
11. Restaurant Class: <u>A</u> B C	Sq. Ft. 4,000	26	
12. Office/Professional	Sq. Ft. 20,698	69	
13. Warehouse/Storage	Sq. Ft.		
14. Parking			
15. Shared Parking/Waiver		11.3	
16. Other			
17. Total		103.4	92.1

SUBMISSION REQUIREMENTS

1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.
3. Completed checklist.
4. Fee as applicable.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) Gary F. Unterberg, Agent RCI

Applicant's Signature

Gary F. Unterberg, agent

Date 3/10/03

Daytime Telephone

301 948 4700

RODGERS
CONSULTING

Enhancing the value of land assets

March 10, 2003

City of Gaithersburg
Planning and Code Administration
31 South Summit Avenue
Gaithersburg, MD 20877

Attention: Ms. Jennifer Russel, Director

Re: Lakelands Parcel A, Block Q
SDP L7-1 Amendment

Dear Jennifer,

On behalf of Triumph Development, we are submitting a revised Schematic Development Plan for the Lakelands Office Building. The Schematic Development Plan and Final Site Plan were approved with a 16,000 sq. ft. office building. The amendment proposes a 27,800 sq. ft., mixed-use building. Restaurant and retail uses have been added. The restaurant and retail uses will be on the first floor. The office uses will be on the second and third floors.

Per this application we are requesting a parking waiver of 11.3 spaces. A parking study will be submitted at a later date.

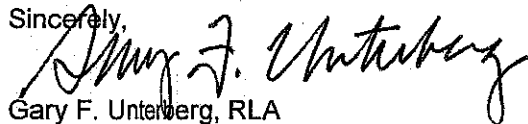
Enclosed is the following SDP amendment:

- Application and Check List
- \$7500 fee
- 15 copies of the Amended Schematic Development Plan
- 15 copies of the Architecture Elevation
- 15 copies of the record plat
- 15 copies of the Site Location exhibit
- One copy of the previously approved Lakelands Phase 1 Section 1 Site Plan (L 1089)
(Sheet 1, Sheet 3, and Sheet 14)
- One copy of the previously approved (SDP 7-1)
(Sheet 1, Sheet 2, Sheet 3 and Sheet 5)

The revised SDP reflects the Final Site Plan information for the surrounding development. The SWM Plan, Natural Resource Inventory and Forest Conservation Plan were previously approved.

Per our conversations we request that the joint meeting with the Mayor, City Council and Planning Commission be schedule for April 7, 2003. If you have any questions or need additional information please give me a call.

Sincerely,



Gary F. Unterberg, RLA
Vice President

Cc: S. Virostek, Triumph
J. Coratola, MCA
S. Eckert, GCA

J. Arnoult, DPW
M. Workosky, Wells
File Y:828a\corres\031003 russel sdp submit.doc





March 17, 2003

Karey Major
Law Section
The Gaithersburg Gazette
P.O. Caller 6006
Gaithersburg, Maryland 20884

Dear Ms. Major:

Please publish the following legal advertisement in the **March 19, 2003 and March 26, 2003** issues of the Gaithersburg Gazette.

Sincerely,

Mark A. DePoe

Long Range Planning Director

ASSIGN CODE: SDP-03-001

ACCT. NO. 133649

NOTICE OF JOINT PUBLIC HEARING

The Mayor and City Council and the Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on the amendment to schematic development plan SDP-03-001, filed by Gary Unterberg, of Rodgers Consulting, representing Triumph Development on

MONDAY
April 7, 2003
AT 7:30 P.M.

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The request is to amend the approved schematic development plan SDP7-1 from a two-story 16,000 square feet office building to a three-story 27,800 square feet office/retail/restaurant mixed-use building per SDP-03-001 in accordance with §24-160D.11 and §24-198(c) of the City Code. The subject property is located at 500 Main Street, Lakelands, Parcel A, Block Q and is bordered by Main Street, East Market Street and West Market Street. The subject property consists of approximately 0.67 acres of land and is zoned MXD (Mixed Use Development).

Further information is available from the Department of Planning and Code Administration at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Mark DePoe
Long Range Planning Director

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098
301-258-6300 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@ci.gaithersburg.md.us • www.ci.gaithersburg.md.us

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Sidney A. Katz

COUNCIL MEMBERS
Stanley J. Alster
Geraldine E. Edens
Henry F. Marraffa, Jr.
John B. Schlichting
Ann T. Somerset

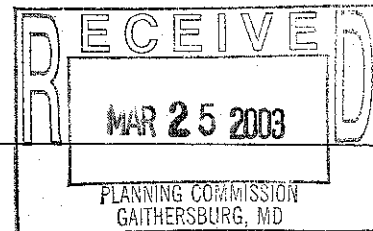
CITY MANAGER
David B. Humpal





WELLS & ASSOCIATES, LLC

TRAFFIC, TRANSPORTATION, and PARKING CONSULTANTS



March 24, 2003

VIA OVERNIGHT DELIVERY

Mark DePoe
City of Gaithersburg Department of Planning
31 South Summit Avenue
Gaithersburg, Maryland 20876

Subject: Lakelands Office Building Parking Study
City of Gaithersburg, Maryland

Dear Mark:

As requested, please find enclosed four copies of the parking study for the Lakelands Office Building. This report details the analysis of the Parcel A, Block Q near the ice rink proposed to be developed by Triumph Development.

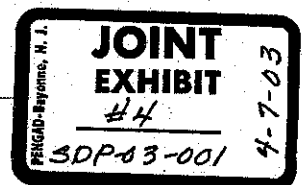
Please call me with any questions.

Sincerely,

Michael J. Workosky
Principal Associate

Cc: Ollie Mumpower, 2 copies
Gary Unterberg, 1 copy
Steve Virostek, 1 copy

0:2093\LAKELANDS\PARKING STUDY SUBMISSION LETTER





WELLS & ASSOCIATES, LLC

TRAFFIC, TRANSPORTATION, and PARKING CONSULTANTS

MEMORANDUM

TO: - Steve Virostek
Triumph Development

CC: Gary Unterberg
Rodgers Consulting

FROM: Michael J. Workosky
Katie E. Geier
Wells & Associates, LLC

DATE: March 21, 2003

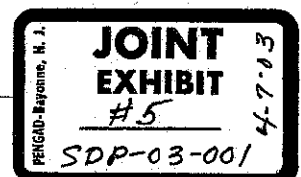
SUBJECT: Parking Demand Analysis for the Lakelands Office Building
Gaithersburg, Maryland

Introduction

This memorandum presents the results of a parking demand analysis for the Lakelands Office Building located in Gaithersburg, Maryland. The site (Parcel A, Block Q) is located on Main Street, between Market Street East and West, and is currently approved for a 16,000 S.F. office building. Triumph Development proposes to construct a mixed-use building consisting of 3,102 S.F. of retail space, 4,000 S.F. of restaurants, and 20,698 S.F. of general office space, (27,800 S.F. total). This building is within the larger Section 1, Phase 1 of Lakelands.

The purpose of this study is to determine if an adequate parking supply is available based on the shared parking demand methodology published by the City of Gaithersburg, and identify the usage and availability of curb parking on the streets adjacent to the facility.

The site location and surrounding street network are illustrated on Figure 1.



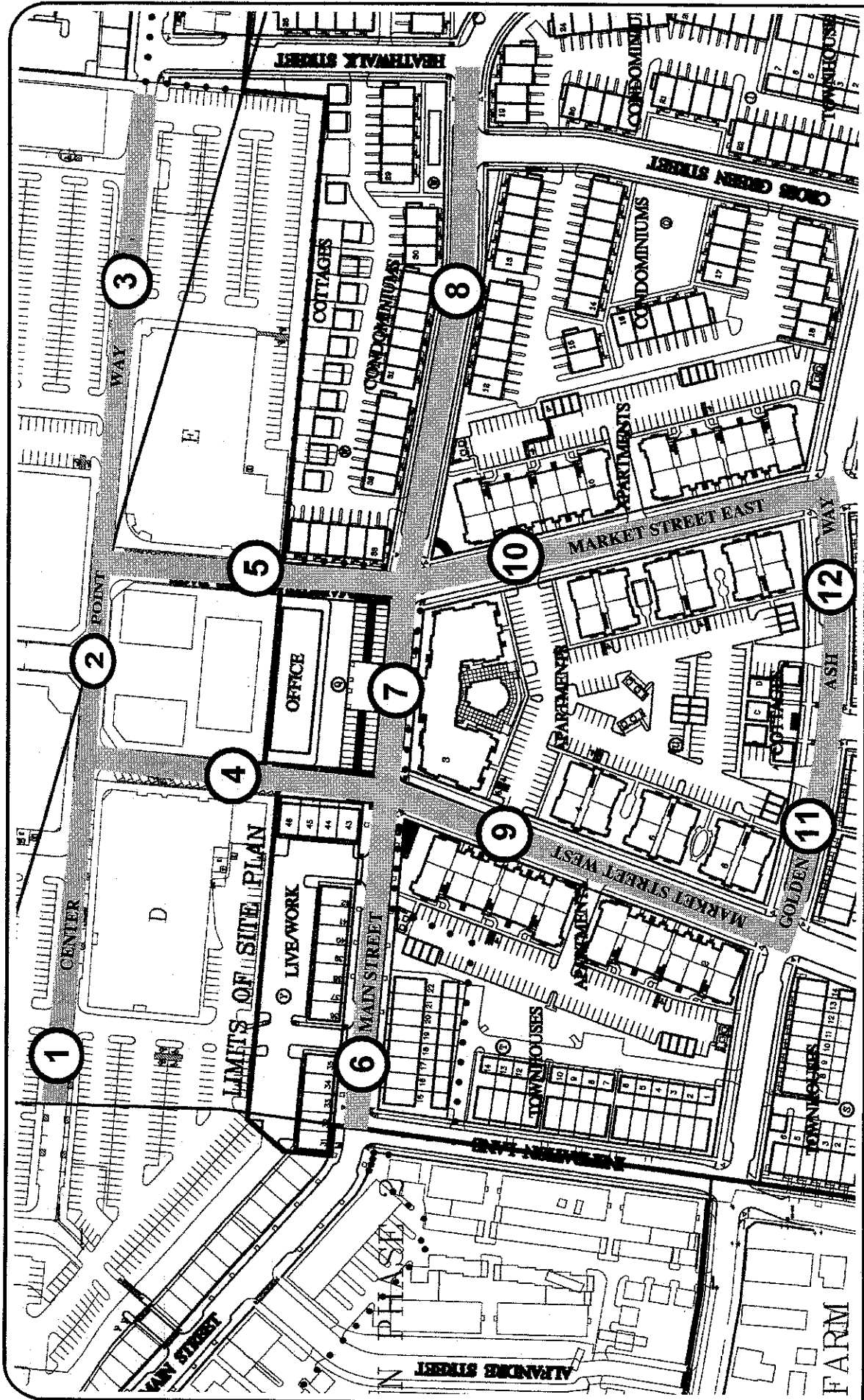


Figure 1
Parcel A, Block Q Location and Parking Area Designations

Shared Parking Demand

The shared parking demand was calculated for the proposed mixed-use building in accordance with City of Gaithersburg requirements. The results are summarized on Table 1, and indicate that the building would require a total of 103 parking spaces during the peak period occurring on a weekday between the hours of 6:00 AM to 6:00 PM.

Based on the parking supply of 1,370 spaces, a deficiency of 11 spaces would exist.

Overall Parking Demand

The overall parking calculation for this section of Lakelands is summarized on Table 2, and is based on the City of Gaithersburg Code. The results indicate that a total of 1,331 parking spaces are required, including the currently approved 16,000 S.F. office building. The overall parking demand would be 1,381 spaces including the proposed expansion to parcel A.

Curb Parking Usage

There is an ample amount of on-street parking spaces in close proximity to the Lakelands Office Building parcel. In order to determine the availability of this parking during the peak hours and if the 11 space deficiency can be accommodated, Wells & Associates conducted parking occupancy counts during an average weekday on Tuesday, March 18, 2003. The shared parking analysis indicated that the critical peak demand hour would occur between the hours of 6:00 AM and 6:00 PM. Accordingly, the weekday counts were collected during this period and recorded at one-hour intervals for the streets adjacent to the site as delineated in Figure 1.

The streets and blocks chosen for the analysis are based on a walking distance of approximately 400 feet and are well within the range expected to be used by patrons of the facility. The

majority of curb parking currently serves Lakelands residents. This parking is unrestricted, with the exception of Market Street East, between Center Point Way and Main Street (block 5 on Figure 1) that is limited to 30-minute intervals. Parking on this block was counted, but excluded from the overall analysis.

The results are summarized on Table 3, and indicate that the morning peak hour occurred at 11:00 AM, when 109 spaces (or 47 percent) were occupied. The midday peak hour occurred at 12:00 PM, when 115 spaces (or 50 percent) were occupied. The afternoon peak hour occurred at 6:00 PM, when 122 spaces (or 53 percent) were occupied.

These results indicate that a minimum of 110 parking spaces are available during all of the hours throughout the day between 6:00 AM and 6:00 PM when residents are gone. Thus, the adjacent curb parking would adequately accommodate the 11-space calculated parking deficiency for the Lakelands Office Building.

Table 1
Lakelands Parcel A
Mixed Use Parking Requirements *

Use	Weekday		Weekend		
	Day Spaces 6 AM - 6 PM	Evening Spaces 6 PM - 12 AM	Day Spaces 6 AM - 6 PM	Evening Spaces 6 PM - 12 AM	Night Spaces 12 AM - 6 AM
Industrial/office/warehouse	100% * (20,698/300) = 69.0	10% * (20,698/300) = 6.9.	10% * (20,698/300) = 6.9.	5% * (20,698/300) = 3.5	5% * (20,698/300) = 3.5
General Retail	60% * (4.5 * 3,102/1000) = 8.4	90% * (4.5 * 3,102/1000) = 12.6	100% * (4.5 * 3,102/1000) = 14.0	70% * (4.5 * 3,102/1000) = 9.8	5% * (4.5 * 3,102/1000) = 0.7
Hotel/motel	75%	100%	75%	100%	75%
Class A Restaurant	50% * (13 * 4,000/1,000) = 26.0	100% * (13 * 4,000/1,000) = 52.0	100% * (13 * 4,000/1,000) = 52.0	100% * (13 * 4,000/1,000) = 52.0	100% * (13 * 4,000/1,000) = 52.0
Class B Restaurant	100%	100%	100%	100%	10%
Class C Restaurant	50%	100%	100%	100%	10%
Commercial Recreation Establishment & Theaters	40%	100%	100%	100%	10%
All Other					
Total	103.4	71.5	72.9	65.2	9.3

Table 2
Lakelands Parcel A
Required Parking for the City of Gaithersburg, Maryland⁽¹⁾⁽²⁾

Previously Approved Parking	City of Gaithersburg Requirement	Size	Units	Required	On Street	Off Street	Garage	Tandem	Total	Difference
Cottage Townhouse Condominium 2 bedroom 3 bedroom Condominium Total Apartment 1 bedroom 2 bedroom 3 bedroom Apartment Total Live/Work Office * Subtotal	2.0 spaces per unit	18 D.U.	36	0	31	0	0	0	31	-5
	2.5 spaces per unit	92 D.U.	230	90	119	36	0	0	245	15
	2.0 spaces per unit	101 D.U.	202	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2.5 spaces per unit	101 D.U.	253	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		202 D.U.	455	111	7	206	206	206	530	75
	1.7 spaces per unit	102 D.U.	173	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2.0 spaces per unit	126 D.U.	252	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2.5 spaces per unit	24 D.U.	60	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		252 D.U.	485	101	308	28	0	0	437	-48
	4.5 spaces per 1,000 sq. ft	16 D.U.	72	13	70	0	0	0	83	11
	1.0 space per 300 sq. ft.	16,000 S.F.	53	0	44	0	0	0	44	-9
			1331	315	579	270	206	1370	39	
Amended Parking	Office *	1.0 space per 300 sq. ft	16	0	0	0	0	0	0	-16
	Retail (50%) *	4.5 spaces per 1,000 sq. ft	8	0	0	0	0	0	0	-8
	Restaurant (Class A) (50%) *	13.0 spaces per 1,000 sq. ft	26	0	0	0	0	0	0	-26
	Subtotal		50	0	0	0	0	0	0	-50
Total			1381	315	579	270	206	1370	-11	

Notes:

1. These figures include 5 required spaces for accessible parking according to Maryland Accessibility Code 05.02.02
2. Based on Section 24-219; Code of Ordinances for the City of Gaithersburg, Maryland.

Table 3
Lakelands Office Building
Parking Occupancy Count Summary
Tuesday, March 18, 2003

Hour of Day	Parking Occupancy												Total	Total Excluding Area 5
	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6	Area 7	Area 8	Area 9	Area 10	Area 11	Area 12		
6:00 AM	0	0	8	0	7	7	1	36	20	18	7	4	108	101
7:00 AM	2	2	2	0	9	7	1	38	16	16	6	4	101	92
8:00 AM	3	5	4	2	10	7	1	28	13	14	6	2	95	85
9:00 AM	4	8	2	10	7	7	3	21	8	9	5	3	87	80
10:00 AM	7	8	8	12	8	8	6	20	5	9	2	1	94	86
11:00 AM	12	7	11	22	9	10	5	18	3	9	2	1	109	100
12:00 PM	10	8	11	24	11	11	4	21	4	8	2	1	115	104
1:00 PM	9	8	8	26	12	10	4	22	4	7	3	1	114	102
2:00 PM	9	8	8	25	15	11	4	21	4	5	2	0	112	97
3:00 PM	7	8	7	15	12	11	3	18	5	4	2	1	93	81
4:00 PM	7	6	8	19	13	11	3	19	5	5	3	1	100	87
5:00 PM	8	10	11	21	11	11	4	17	6	5	3	1	108	97
6:00 PM	10	7	15	24	12	10	3	20	8	8	4	1	122	110
Supply	12	8	19	28	26	17	24	39	29	33	11	12	258	232
AM Peak Hour (6:00 AM - 11:00 AM)														
Occupancy	12	8	11	22	10	10	6	36	20	18	7	4	109	101
Surplus/Shortfall	0	0	8	6	16	7	18	3	9	15	4	8	123	131
Percent	100%	100%	58%	79%	38%	59%	25%	92%	69%	55%	64%	33%	47%	44%
Midday Peak Hour (11:00 AM - 3:00 PM)														
Occupancy	12	8	11	26	15	11	5	22	5	9	3	1	115	104
Surplus/Shortfall	0	0	8	2	11	6	19	17	24	24	8	11	117	128
Percent	100%	100%	58%	93%	58%	65%	21%	56%	17%	27%	27%	8%	50%	45%
Afternoon Peak Hour (3:00 PM - 6:00 PM)														
Occupancy	10	10	15	24	13	11	4	20	8	8	4	1	122	110
Surplus/Shortfall	2	-2	4	4	13	6	20	19	21	25	7	11	110	122
Percent	83%	125%	79%	86%	50%	65%	17%	51%	28%	24%	36%	8%	53%	47%

Conclusions

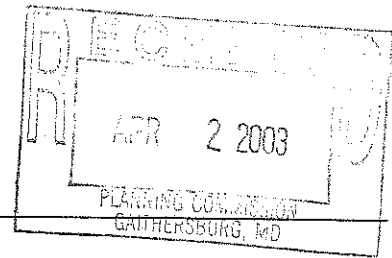
The results of the parking analysis for the Lakelands Office Building indicate the following:

1. The results of this study indicate that the 11-space calculated deficiency in parking supply for the Lakelands Office Building would be adequately accommodated by the curb parking supply available on the adjacent streets during the critical period occurring on a weekday between 6:00 AM and 6:00 PM. Therefore, the parking waiver request of 11 spaces should be granted.
2. The overall parking demand for Section 1 of Lakelands would require 1,331 parking spaces, assuming the approved 16,000 S.F. Lakelands Office Building. Based on a supply of 1,370 spaces, an excess of 39 spaces exists.
3. The planned expansion of Parcel A from 16,000 S.F. to 27,800 S.F. of mixed uses would require an additional 50 parking spaces. This would result in an overall parking demand of 1,381 spaces. This results in a parking deficiency of 11 spaces during the critical hours of 6:00 AM to 6:00 PM.
4. Based on parking occupancy counts of the curb parking usage adjacent to the Lakelands Office Building, a minimum of 110 spaces is available between the hours of 6:00 AM to 6:00 PM. These spaces are unrestricted and primarily serve residents of the community.



WELLS & ASSOCIATES, LLC

TRAFFIC, TRANSPORTATION, and PARKING CONSULTANTS



April 1, 2003

VIA OVERNIGHT DELIVERY

Mark Depoe
City Planner
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20877

Re: Lakelands Office Building Updated Parking Information,
Gaithersburg, Maryland

Dear Mark,

This letter presents an updated parking analysis for the Lakelands Office Building. It is based on comments provided by Ollie Mumpower and City staff as it relates to the study area and site plan.

Several of the curb parking areas considered in the original study (dated March 21, 2002) have been eliminated as requested by Ollie to reflect current or future parking restrictions and the relative distance from the site. As indicated on Figure 1, areas six through 10 have been included in the updated study. In addition, the on-site parking supply has been reduced by six spaces based on comments received by the City staff.

The results of the revised analyses are summarized on Tables 1 through 3, and are attached to this document.

The original parking analysis indicated a shortfall in parking of 11 spaces. This shortfall would increase to 17 spaces, with the additional six space loss to incorporate the City's comments. Thus, a parking waiver of 17 is required. These results are shown on Table 2.

The original parking analysis also identified a surplus of more than 100 spaces (or more than 40 percent) during each of the peak hours throughout the day. The updated results, with the elimination of several of the parking areas, indicate that the



morning peak hour occurred at 6:00 AM, when 82 spaces (or 58 percent) were occupied. The midday peak hour occurred at 12:00 PM, when 48 spaces (or 34 percent) were occupied. The afternoon peak hour occurred at 6:00 PM, when 49 spaces (or 35 percent) were occupied.

These results indicate that a minimum of 60 spaces are available during all of the hours throughout the day between 6:00 AM and 6:00 PM when residents are gone. During the midday and evening hours, the reserve capacity increases to nearly 100 spaces. Thus, the adjacent curb parking would adequately accommodate the 17-space calculated parking deficiency for the Lakelands Office Building.

Please review this information and feel free to call me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael J. Workosky', with a stylized, cursive script.

Michael J. Workosky
Principal Associate

Cc: Steve Virostek
Gary Unterberg
Ollie Mumpower
Pat Patula

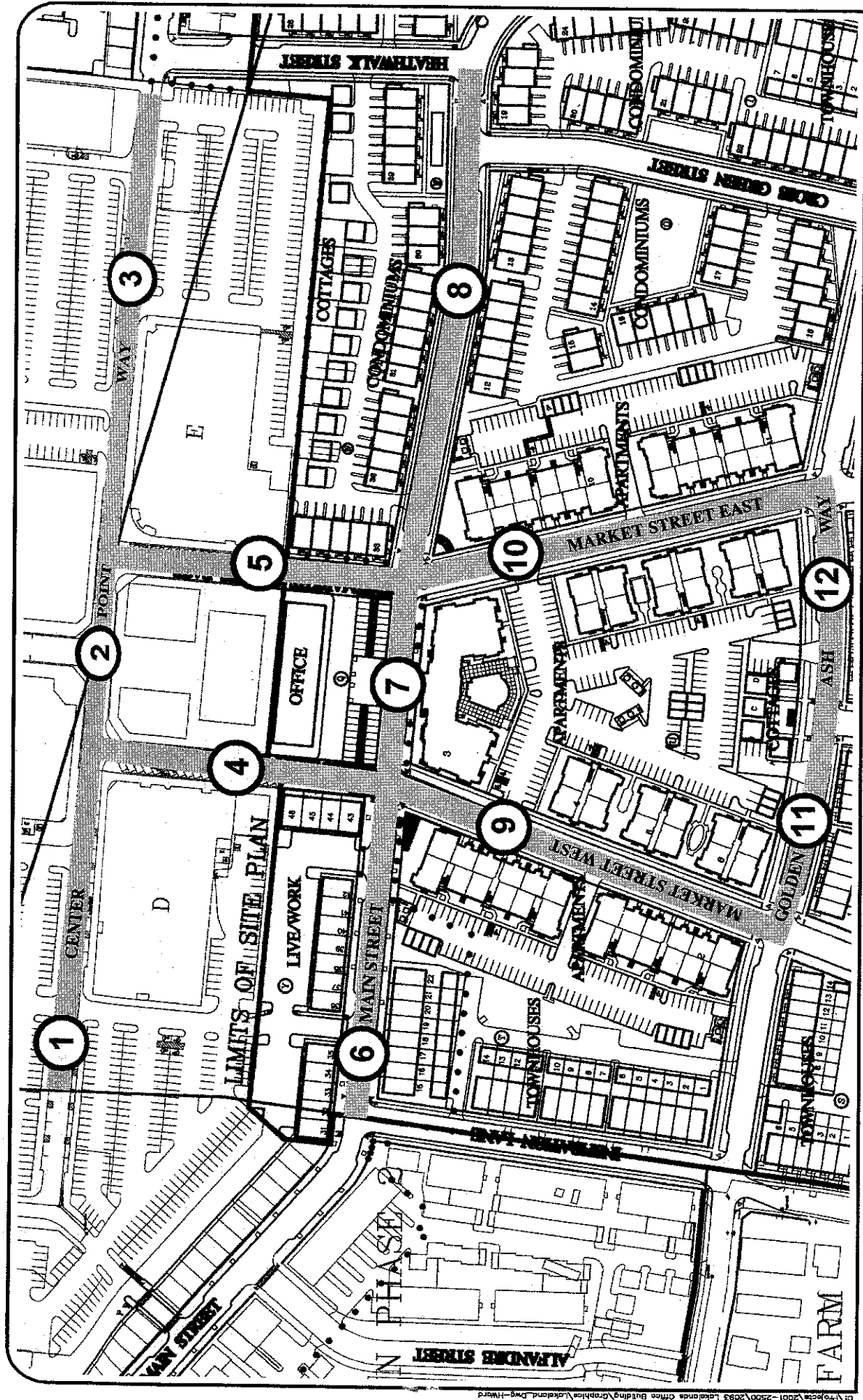


Figure 1
Parcel A, Block Q Location and Parking Area Designations

Table 1
Lakelands Parcel A
Mixed Use Parking Requirements *

Use	Weekday			Weekend		
	Day Spaces 6 AM - 6 PM	Evening Spaces 6 PM - 12 AM	Day Spaces 6 AM - 6 PM	Evening Spaces 6 PM - 12 AM	Night Spaces 12 AM - 6 AM	
Industrial/office/warehouse	$100\% * (20,698/300) = 69.0$	$10\% * (20,698/300) = 6.9$	$10\% * (20,698/300) = 6.9$	$5\% * (20,698/300) = 3.5$	$5\% * (20,698/300) = 3.5$	
General Retail	$60\% * (4.5 * 3,102/1000) = 8.4$	$90\% * (4.5 * 3,102/1000) = 12.6$	$100\% * (4.5 * 3,102/1000) = 14.0$	$70\% * (4.5 * 3,102/1000) = 9.8$	$5\% * (4.5 * 3,102/1000) = 0.7$	
Hotel/motel	75%	100%	75%	100%	75%	
Class A Restaurant	$50\% * (13 * 4,000/1,000) = 26.0$	$100\% * (13 * 4,000/1,000) = 52.0$	$100\% * (13 * 4,000/1,000) = 52.0$	$100\% * (13 * 4,000/1,000) = 52.0$	$100\% * (13 * 4,000/1,000) = 52.0$	
Class B Restaurant	100%	100%	100%	100%	10%	
Class C Restaurant	50%	100%	100%	100%	10%	
Commercial Recreation Establishment & Theaters	40%	100%	100%	100%	10%	
All Other						
Total	103.4	71.5	72.9	66.2	9.3	

Table 2
Lakelands Parcel A
Required Parking for the City of Gaithersburg, Maryland ^{(1) (2)}

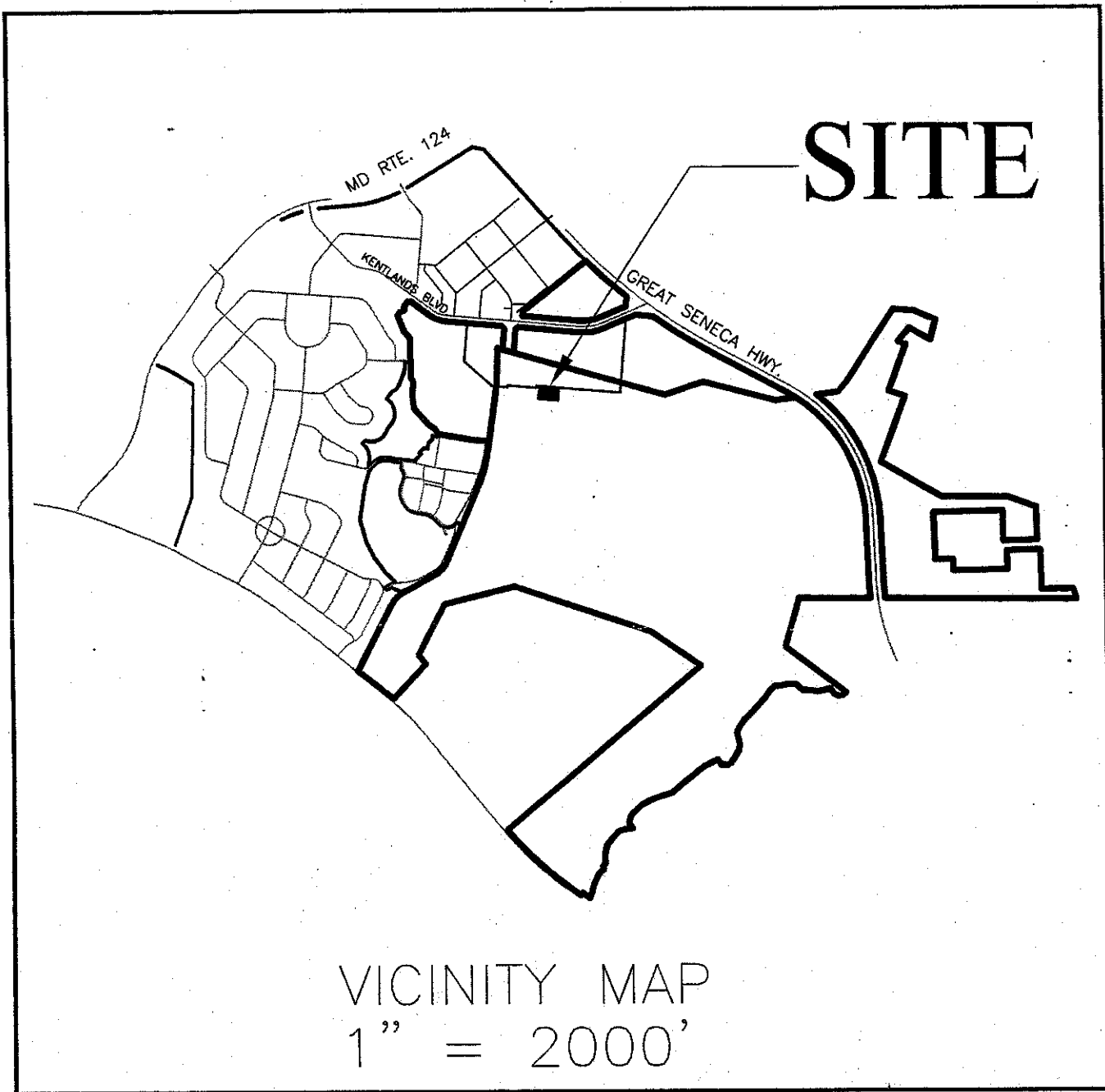
	City of Gaithersburg Requirement	Size	Units	Required	On Street	Off Street	Garage	Provided			Difference
								Garage	Tandem	Total	
Previously Approved Parking	Cottage	2.0 spaces per unit	18 D.U.	36	0	31	0	0	0	31	-5
	Townhouse	2.5 spaces per unit	92 D.U.	230	90	119	36	0	0	245	15
	Condominium										
	2 bedroom	2.0 spaces per unit	101 D.U.	202	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	3 bedroom	2.5 spaces per unit	101 D.U.	253	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Condominium Total		202 D.U.	455	111	7	206	206	206	530	75
	Apartment										
	1 bedroom	1.7 spaces per unit	102 D.U.	173	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2 bedroom	2.0 spaces per unit	128 D.U.	252	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	3 bedroom	2.5 spaces per unit	24 D.U.	60	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Apartment Total		252 D.U.	485	101	308	28	0	0	437	-48
	Live/Work	4.5 spaces per 1,000 sq. ft.	16 D.U.	72	13	70	0	0	0	83	11
	Office *	1.0 space per 300 sq. ft.	16,000 S.F.	53	0	38	0	0	0	38	-15
	Subtotal			1331	315	573	270	206	206	1364	33
Amended Parking	Office *	1.0 space per 300 sq. ft.	4,698 S.F.	16	0	0	0	0	0	0	-16
	Retail (60%) *	4.5 spaces per 1,000 sq. ft.	3,102 S.F.	8	0	0	0	0	0	0	-8
	Restaurant (Class A) (50%) *	13.0 spaces per 1,000 sq. ft.	4,000 S.F.	26	0	0	0	0	0	0	-26
	Subtotal			50	0	0	0	0	0	0	-50
	Total			1381	315	573	270	206	206	1364	-17

Notes:

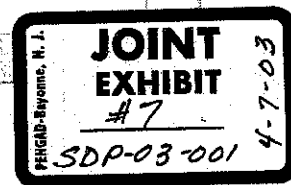
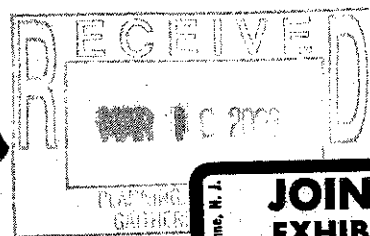
1. These figures include 5 required spaces for accessible parking according to Maryland Accessibility Code 05.02.02
2. Based on Section 24-2-19; Code of Ordinances for the City of Gaithersburg, Maryland.

Table 3
 Lakelands Office Building
 Parking Occupancy Count Summary
 Tuesday, March 18, 2003

Hour of Day	Area 6	Area 7	Area 8	Area 9	Area 10	Total
6:00 AM	7	1	36	20	18	82
7:00 AM	7	1	36	16	16	76
8:00 AM	7	1	28	13	14	63
9:00 AM	7	3	21	8	9	48
10:00 AM	8	6	20	5	9	48
11:00 AM	10	5	18	3	9	45
12:00 PM	11	4	21	4	8	48
1:00 PM	10	4	22	4	7	47
2:00 PM	11	4	21	4	5	45
3:00 PM	11	3	18	5	4	41
4:00 PM	11	3	19	5	5	43
5:00 PM	11	4	17	6	5	43
6:00 PM	10	3	20	8	8	49
Supply	17	24	39	29	33	142
AM Peak Hour (6:00 AM - 11:00 AM)						
Occupancy	10	6	36	20	18	82
Surplus/Shortfall	7	18	3	9	15	60
Percent	59%	25%	92%	69%	55%	58%
Midday Peak Hour (11:00 AM - 3:00 PM)						
Occupancy	11	5	22	5	9	48
Surplus/Shortfall	6	19	17	24	24	94
Percent	65%	21%	56%	17%	27%	34%
Afternoon Peak Hour (3:00 PM - 6:00 PM)						
Occupancy	11	4	20	8	8	49
Surplus/Shortfall	6	20	19	21	25	93
Percent	65%	17%	51%	28%	24%	35%



SDP-03-001



RESOLUTION NO. R-86-97

RESOLUTION OF THE MAYOR AND CITY COUNCIL
OF GAITHERSBURG GRANTING APPROVAL OF THE
KENTLANDS MIDTOWN PHASE 2, SECTION 3 & 4, MARKET SQUARE,
AND PHASE ONE OF LAKELANDS,
KNOWN AS SDP-7-1, PRESENTLY ZONED MXD.

SDP-7-1

OPINION

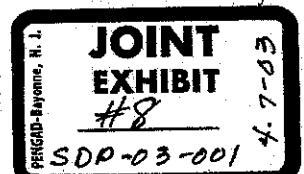
This matter has come before the Mayor and City Council for approval of a schematic development plan (SDP) for portions of land zoned Mixed Use Development (MXD). The City Council's authority in this matter is pursuant to §24-160D.9(b)(3) of the City of Gaithersburg Zoning Ordinance (Chapter 24 of the City Code), which authorizes the Council and Planning Commission to conduct public hearings on a schematic development plan application following appropriate notification procedures and to take action on the application within ninety (90) days of the close of the hearing record, following receipt of a recommendation by the City Planning Commission. This subject case involves approximately 159.47 acres, of which 49.62 acres is within Kentlands and 109.85 acres is within Lakelands, and is bounded by the existing Kentlands Square Shopping Center on the north, Great Seneca Highway and the Muddy Branch stream on the east, additional vacant land within Lakelands on the south, and the Kentlands on the west. This area identified as SDP-7-1 was submitted to the Planning and Code Administration and Planning Commission on January 14, 1997. This application known as SDP-7-1 presently requests approval for the development of 180 single-family detached units, 375 townhouses, 350 condominium units, and 270 apartments for a total of 1,175 dwelling units. Also included are 46 live/work units, 15 townhouse offices, a 16,000-square foot office building, 246,018 square feet of retail space, 58,550 square feet of restaurant space, and a 3,000-square foot service station.

Operative Facts

A. Background

On February 6, 1989, the City Council approved Ordinance No. 0-3-89, granting Zoning Map Amendment Application Z-262 for the "Kentlands", rezoning 352.493 acres from the R-A (Low Density Residential) Zone to the MXD (Mixed Use Development) Zone, and further approving an accompanying sketch plan as a part of the application. On September 5, 1989, the first schematic development plan (SDP-1, R-68-89) was approved for Kentlands and SDP's 2, 3, 4, 5 and 5A have since been approved.

On November 20, 1995, the Mayor and City Council adopted an ordinance (O-28-95) establishing a moratorium for approximately 50 acres of land within Kentlands so that it could be planned in its entirety along with the adjoining 343 acres of National Geographic Society property, now known as Lakelands. On March 29, 1996, a planning charrette concluded, at which time a plan for all of the aforementioned property was presented by the firm of Andres Duany & Elizabeth Plater-Zyberck & Co. On May 6, 1996, all of Lakelands and Kentlands that were subject to the moratorium, with the exception of Retail Section 3, were released from the moratorium by Resolution of the City Council (R-32-96).



On February 3, 1997 the Mayor and City Council approved Resolution No. R-18-97 adopting an amendment to the General Plan for the City of Gaithersburg Neighborhood Four Land Use Plan addressing various parcels of land within both the Kentlands and Lakelands. Also on February 3, 1997 the Mayor and City Council approved Ordinance No. 0-6-97, granting Zoning Map Amendment Application Z-280 for the Lakelands, rezoning 343.22 acres from the I-3, E-1, R-A, C-B, and C-1 Zones to the MXD (Mixed Use Development) Zone and further approving an accompanying sketch plan as a part of the application.

B. Current Application

On January 14, 1997, the applicants, Gaithersburg Community Associates, LLC and Great Seneca Development Corporation, jointly submitted a schematic development plan application for the remaining vacant land within Kentlands and the first phase of Lakelands. The submission of SDP-7-1 included a cover sheet, schematic development plan, boundary survey, phasing plan, land use plan, traffic circulation plan, pathway and screening plan, preliminary grade establishment plan, street sections/road code waiver, utility concept plan, conceptual landscape and lighting plan, forest stand delineation/forest conservation plan, conceptual landscape details, storm water management concept and soils map, and building elevations.

The Planning Commission and Mayor and City Council held a joint public hearing on February 3, 1997, at which time evidence was received on the subject application. The Planning Commission's record was held open for 16 days and the Mayor and City Council's record was held open for 27 days. During the public hearing, concerns were raised pertaining to architecture of the townhouses, the community pavilion, the live-work units, road connections, loading dock visibility, the office building in the square, the apartment buildings, and traffic circulation into the Old Farm neighborhood.

A joint public worksession was held on June 9, 1997, by the Mayor and City Council and Planning Commission. At that meeting, there was discussion of all portions of the SDP and several issues were raised with respect to road design, street names and the insertion of a plaza along proposed Main Street.

A staff analysis was prepared and presented to the Planning Commission at their July 2, 1997, meeting. The staff presented their report and addressed the various issues raised at earlier meetings and issues that came about through staff's detailed review of the plans. The applicant agreed to all conditions proposed by staff, as well additional conditions recommended by the Planning Commission. The Planning Commission then voted to recommend approval of SDP-7-1 to the Mayor and City Council with a total of 41 conditions. Their recommendation of approval was based on the fact that the amended application would be compatible with the vision of the Kentlands and Lakelands, and would be in conformance with Chapter 24 of the Gaithersburg City Code. The vote was 4-0.

The Mayor and City Council has fully evaluated both the recommendations of the staff and the Planning Commission and agrees with their findings and recommendations. In addition, the City Council has evaluated the evidence of record and makes the following findings, as required by law.

C. Evaluation and Findings

In reviewing the subject application for approval of SDP-7-1, the City Council finds the proposal to be substantially in accordance with Chapter 24, of the City Zoning Ordinance, and specifically §24-160 d.1, the Mixed Use Development Zone (MXD). The City Council finds that as presented, SDP-7-1 fulfills the purposes and objectives of the Mixed Use Development Zone by producing a more flexible and innovative design for the remainder of Kentlands and the first phase of Lakelands. The SDP, which has been under review by the Planning Staff, the Planning Commission, and the Mayor and City Council, and as revised by the applicant, implements the policies and recommendations of the Mixed Use Development Zone.

It is the City Council's finding that SDP-7-1, Kentlands Midtown Phase 2, Section 3 & 4, Market Square and Lakelands Phase 1, as proposed in its current form which includes 180 single-family detached units, 375 townhouses, 350 condominium units, 270 apartments (for a total of 1,175 dwelling units), 46 live/work units, 15 townhouse offices, a 16,000-square foot office building, 246,018 square feet of retail space, 58,550 square feet of restaurant space, and a 3,000-square foot service station to be compatible and harmonious with existing and a planned uses in the subject site and adjacent areas.

In conclusion, the City Council finds SDP-7-1 as submitted in accordance with §24-160 d.9, and here unto conditioned, is in the public interest and should be approved due to the presence of sufficient evidence in the record to indicate that the subject SDP, has accomplished the purpose of the zone, reflects an internally and externally compatible form of development, and is consistent with the purpose of the Neighborhood Four Land Use Plan, as well as generally accepted city planning and land use policies, subject to the applicant complying with the following conditions as stated in this Resolution.

SCHEMATIC DEVELOPMENT PLAN (SDP-7-1)

RESOLUTION

NOW, THEREFORE BE IT RESOLVED, by the City Council of Gaithersburg, that SDP-7-1, being an application filed by Great Seneca Development Corporation and Gaithersburg Community Associates, LLC, requesting approval of the above cited dwelling units and non-residential square footage, is subject to the following conditions:

1. All streets providing access to the live-work units, commercial area and multi-family housing are to be 34-foot wide with parking on both sides. This includes the first six blocks of Main Street, Street R, Street BB, the private drive in Section 4, and the street adjacent to Block "O".
2. The 32-foot and 34-foot street widths are hereby approved as a road code waiver part and parcel of this SDP approval.
3. Fire truck turning radii are to be provided for all types of intersections within the SDP prior to Final Site Plan (FSP) approval.

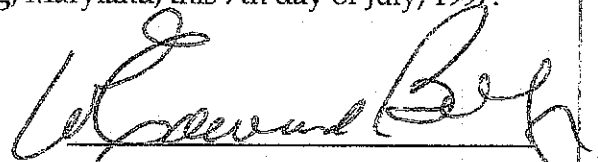
4. A geotechnical report for soils on Sections 3 and 4 of Kentlands is to be provided with final site plan.
5. An engineering plan for the traffic-calming measures on Kentlands Boulevard, including a section illustrating the future Transitway option, is to be approved and constructed prior to July 1, 1998. The cost is to be split with Great Seneca Development Corporation (GSDC) funding 70 percent and Gaithersburg Community Associates (GCA) funding 30 percent and the City is to assume maintenance of the road as soon as possible following completion.
6. Parallel parking detail per the Frederick model be added to the plan and used where appropriate prior to FSP approval.
7. A detailed park design be submitted for the park in Block "WW" of Section 4 and the square adjacent to the entrance road from Great Seneca Highway into Lakelands at Final Site Plan.
8. A noise study and abatement plan be submitted for the residential development in Section 4 at Final Site Plan.
9. A plan for art in public places be submitted and funding committed by the applicants with the committee's participation prior to July 1, 1998. The City Council shall approve the plan prior to implementation.
10. The right-angle intersections in Lakelands and other unique intersections be given final design approval prior to final site plan submittal.
11. A deer management plan be submitted and approved by the City and the Maryland Department of Natural Resources and implemented prior to grading and clearing of any portion of Lakelands other than the Market Square and multi-family area of this SDP.
12. An overall storm water management plan, pursuant to the recommendations found within the City's Sensitive Areas element of the Master Plan be approved by Maryland Soil Conservation District and the City prior to grading and clearing of any portion of Lakelands other than the Market Square and the multi-family area of this SDP.
13. A 5-foot wide asphalt sidewalk be shown along Great Seneca highway for the entire frontage of this SDP prior to SDP approval by staff. GSDC's portion of the walk is to be funded by GSDC prior to issuance of building permits in Sections 3 and 4 of Kentlands, at a cost no greater than \$10 per linear foot.
14. The final design of Street "N" and Road 17 be submitted and approved by the Fire Department and DPW&E prior to Final Site Plan for that portion of the SDP.
15. A street tree concept plan be submitted for Great Seneca Highway from Muddy Branch Road to Quince Orchard Road along with final plans for Kentlands Section 4 and Lakelands Phase 1 and the street trees along the entire Kentlands and Lakelands frontages be planted within the first planting season following the issuance of the 100th occupancy permit within each development's portion of this SDP.

16. An overall Forest Conservation Plan be submitted for all of the Lakelands prior to July 11, 1997.
17. A revised Forest Conservation Plan be submitted for the Kentlands portion of this SDP prior to approval of any final site plan other than the Market Square.
18. Additional street trees and parking lot island trees be added to the Market Square plan along Market Square Road and the private drive aisles prior to final site plan approval.
19. Architectural perspectives to be submitted with the final site plan reflecting the grades at the entrance to Market Square from Kentlands Boulevard.
20. The sidewalks at the entrance to Section 3 between the two restaurants are to be moved back away from the street prior to FSP approval.
21. Splitter islands are to be added to the proposed roundabout on Kentlands Boulevard prior to SDP approval.
22. A concept plan for the installation of bus shelters, depicting a new Gaithersburg prototype, is to be submitted prior to any FSP submittal, excluding Market Square.
23. A building feature, to be used as a focal point on the 26,000 square foot retail building in Section 3 is to be set on the axis created by the entrance drive prior to FSP approval.
24. Focal points are to be shown in Section 4 on corner buildings facing both east and west and the view axis and an entrance feature at Kentlands Boulevard and Great Seneca Highway are to be shown prior to FSP approval.
25. Details of loading area gates to be provided for Market Square at final site plan approval.
26. Re-work locations of free-standing 5,000-square foot building adjacent to Building D to improve traffic circulation prior to FSP approval.
27. Add sidewalk along the entrance drive to Market Square parking lot and add painted crosswalks for entrances to building C prior to FSP approval.
28. Improve screening of loading area adjacent to the 10,000-square foot retail building on west side of square and address alternative access and screening of loading area from Market Square on the east side of the square prior to FSP approval.
29. Access to Section 4 apartment area is to be improved prior to final site plan.
30. Wetlands permits are to be issued by Maryland Department of the Environment and Army Corps of Engineers prior to issuance of grading permits for areas impacted by wetlands.
31. Separate escrow agreements for intersection improvements, not to exceed \$200,000, are to be submitted by GSDC and GCA and are to be approved by the City Council and recorded in the land records. GSDC is to contribute \$74,000 (37%) and GCA is to contribute \$126,000 (63%) based upon the amount of traffic generated by their respective portions of the SDP, passing through the Muddy Branch-Great Seneca Highway intersection. Final

design of the improvements is to be submitted by February 1, 1998. Draw-down letters of credit are to be submitted by July 1, 1998. The agreements are to be recorded prior to the submittal of any final site plan subsequent to the Market Square final site plan.

32. Separate escrow agreements for contributions to the City's transit fund are to be approved by the City Council and recorded among the land records. GSDC is to contribute \$250,000 and GCA is to contribute \$1,000,000 towards the fund. The amounts are determined by an estimate for the cost of widening of Great Seneca Highway. Payments are to be made along with each building permit within Kentlands and Lakelands. Under no circumstances are the final payments to be received later than December 31, 2005.
33. Details for the Plaza adjacent to Main Street at the Market Square are to be provided at the time of final site plan for that portion of the SDP.
34. Stream buffer waiver for Lake Varuna must be requested and approved by the Planning Commission at final site plan. There will be no encroachment by streets or sidewalks into the buffer and the area of encroachment will be reforested with 2" caliper trees.
35. A stream buffer waiver must be requested and approved by the Planning Commission at final site plan for Lake Sheila in order to provide for a storm water management pond which must protect the Muddy Branch Stream as much as possible and include wetland and reforestation plantings.
36. All parking spaces are to be shown at 7 feet in width where striping is required.
37. A final plan for a naturalized, rustic pathway system for the entire Muddy branch stream valley within Lakelands be submitted with the first final site plan following the Market Square plan.
38. An agreement for public use of the Market Square be executed prior to occupancy permits.
39. The design of the pavilion be reviewed by the City Council and the ownership and use issues be resolved prior to final site plan approval for Midtown Phase 2.
40. The provision of tot lots and playgrounds be addressed at final site plan approval.
41. Townhouse blocks within Midtown be designated as potential live-work units on the SDP and staff is to explore options to streamline the conversion process.
42. The moratorium for Kentlands, Retail Section 3 is hereby lifted.

ADOPTED by the City Council of Gaithersburg, Maryland, this 7th day of July, 1997.


W. EDWARD BOHRER, JR. MAYOR
and President of the City Council

THIS IS TO CERTIFY that the foregoing
Resolution was adopted by the Gaithersburg
City Council in public meeting assembled on
the 7th day of July, 1997

A handwritten signature in black ink, appearing to read "D. Humpton", written over a horizontal line.

David Humpton, City Manager



ComSource Management, Inc.

www.comsource72.com

Corporate Headquarters

3414 Morningwood Drive
Olney, MD 20832
P: 301.924.7355
F: 301.924.7340

March 27, 2003

City of Gaithersburg
c/o Ms. Jennifer Russel, Director
Planning and Code Administration
31 South Summit Avenue
Gaithersburg, Maryland 20877-2098

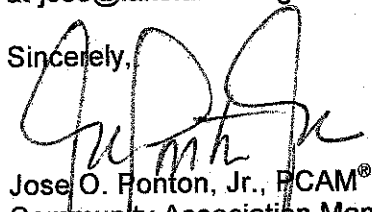
Re: Market Street Commercial Building

Dear Ms. Russel,

Please note that Mr. Joe Coratola from Marion & Coratola Architects provided our Board of Directors and several homeowners present yesterday evening a detail presentation covering their work related to the proposed commercial building by Gaithersburg Community Association scheduled to go on Market Street. His rendition of drawings and detailed explanation on this project was well received by the Association.

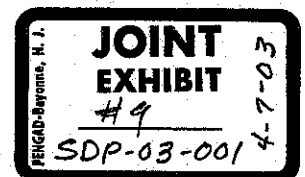
Should you have any questions, please feel free to reach me at 240-631-8338 and/or via e-mail at jose@lakelands.org

Sincerely,


Jose O. Ponton, Jr., PCAM®
Community Association Manager
Lakelands Community Association

cc: FILE

FAXED
2:00 pm





March 31, 2003

Ron Lethbridge
Classic Community Corporation
8120 Woodmont Avenue, Suite 300
Bethesda, Maryland 20814

Re: Lakelands

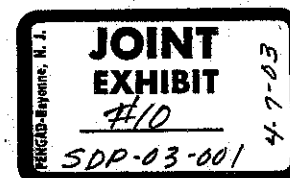
Dear Ron:

Thank you for your recent submission of the Market Square office building architecture and site plan that you propose to construct at Lakelands. The Lakelands Architectural Review Committee has formally approved the plans and we look forward to its completion, as it will be a tremendous asset to the community.

Sincerely,

Richard A. Sullivan, Jr.

8120 WOODMONT AVENUE, SUITE 300
BETHESDA, MARYLAND 20814
TELEPHONE: (301) 913-0404 • FAX: (301) 913-5482
WEBSITE: www.classiccommunitycorp.com



April 2, 2003

City of Gaithersburg
Planning and Code Administration
31 South Summit Avenue
Gaithersburg, MD 20877

Attention: Ms. Patricia Patula

Re: Lakelands Parcel A, Block Q
SDP L7-1 Amendment

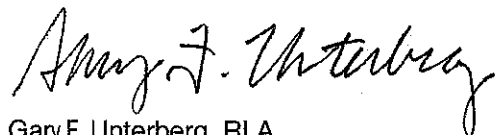
Dear Pat,

Per our discussion we are submitting the revised SDP for the Lakelands office building for presentation at the April 7, 2003 Mayor and Council meeting. Enclosed are two copies of the SDP and one 11 x 17 reduction.

Per this application we are requesting a parking waiver of 17.3 spaces. Wells and Associates, LLC is sending you a revised parking study.

Joe Coratola is sending you the architecture elevations.

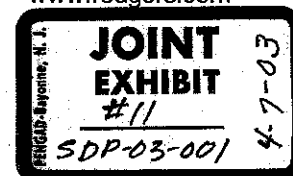
If you have any questions please give me a call.
Sincerely,

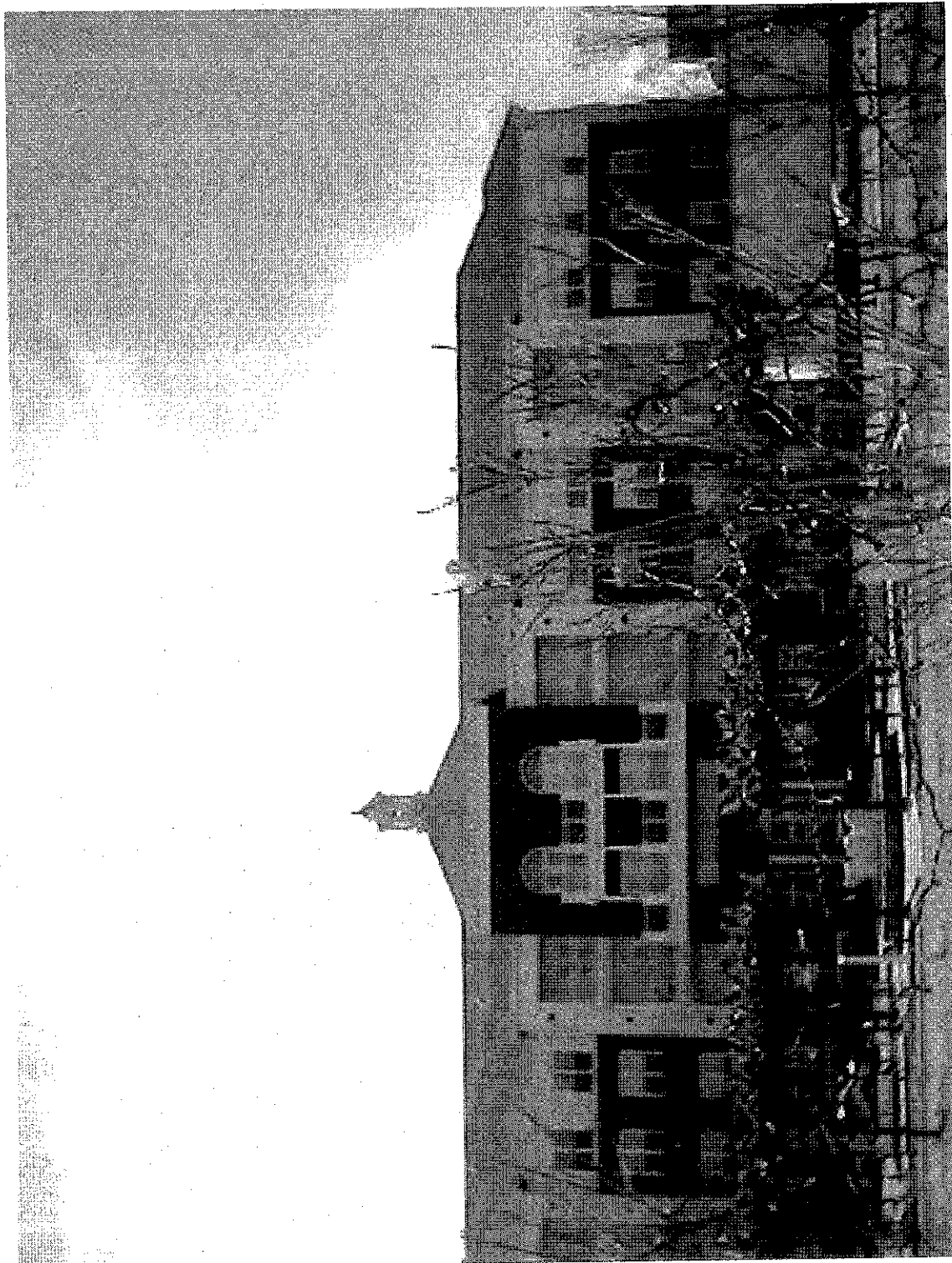


Gary F. Unterberg, RLA
Vice President

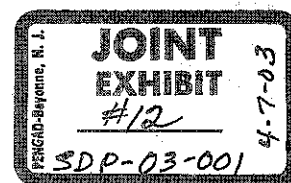
Cc: S. Virostek, Triumph
J. Coratola, MCA
S. Eckert, GCA

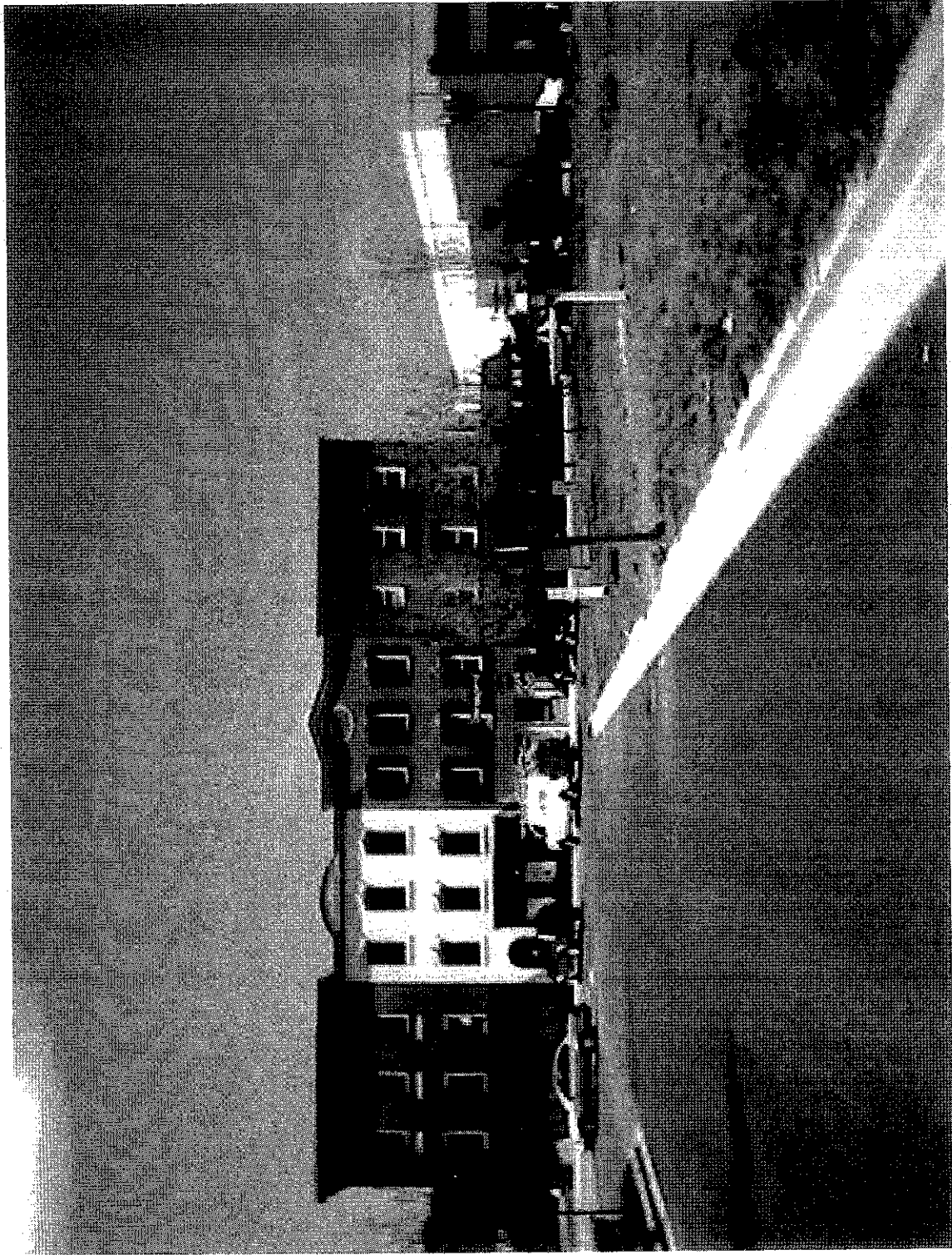
J. Arnoult, DPW
M. Workosky, Wells
File Y:828a\corres\040203 patula sdp resubmit.doc



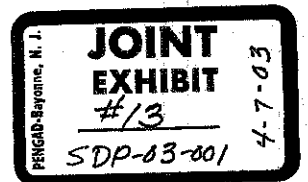


View from Ice Rink to Apartment Building





View from Market St. East



PENGAD-Bayonne, N. J.

**JOINT
EXHIBIT**

#13

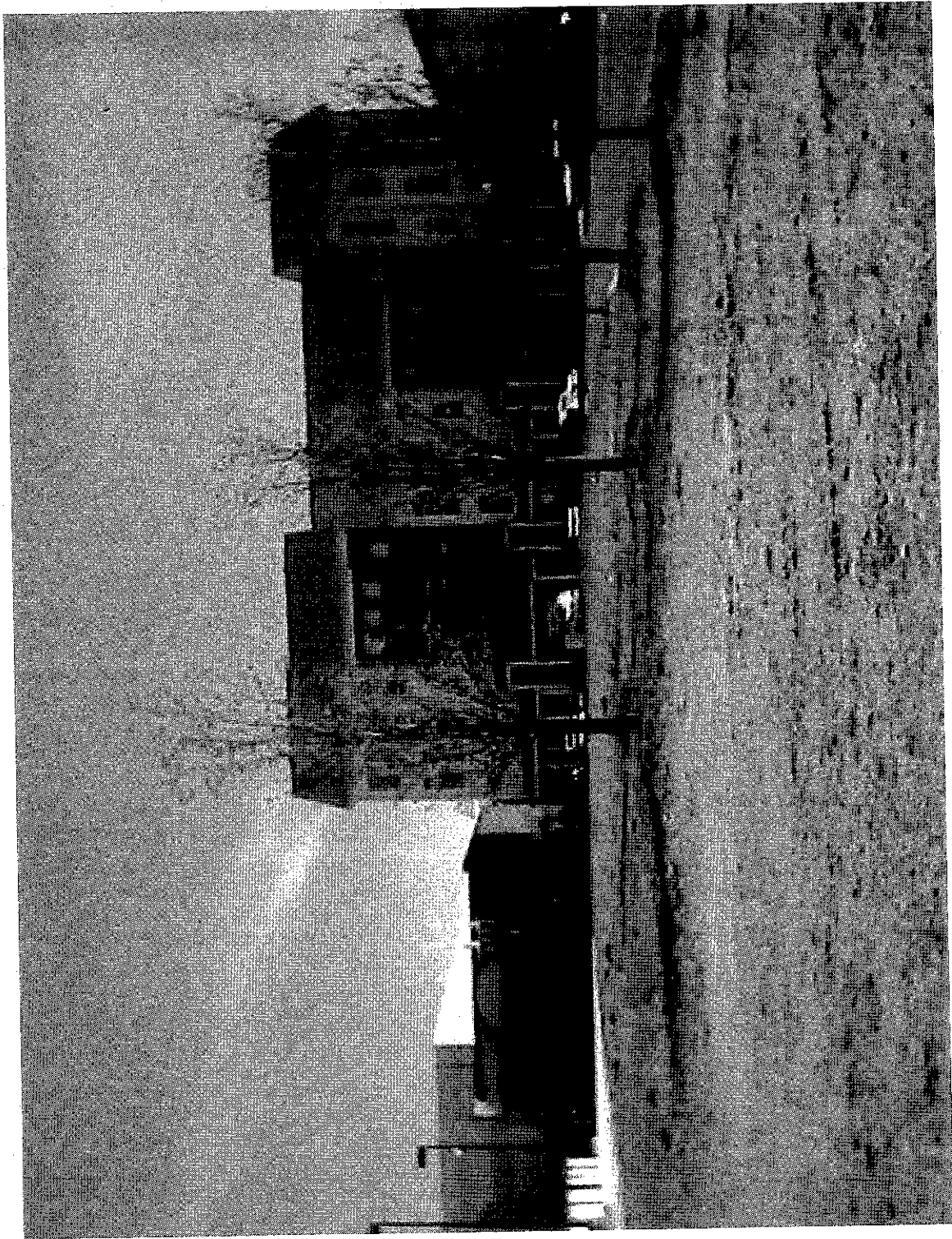
SDP-03-001

4-7-03



View from Main St.

PERCADO-Bayonne, N. J.
**JOINT
EXHIBIT**
#14
SDP-03-001 4-7-03

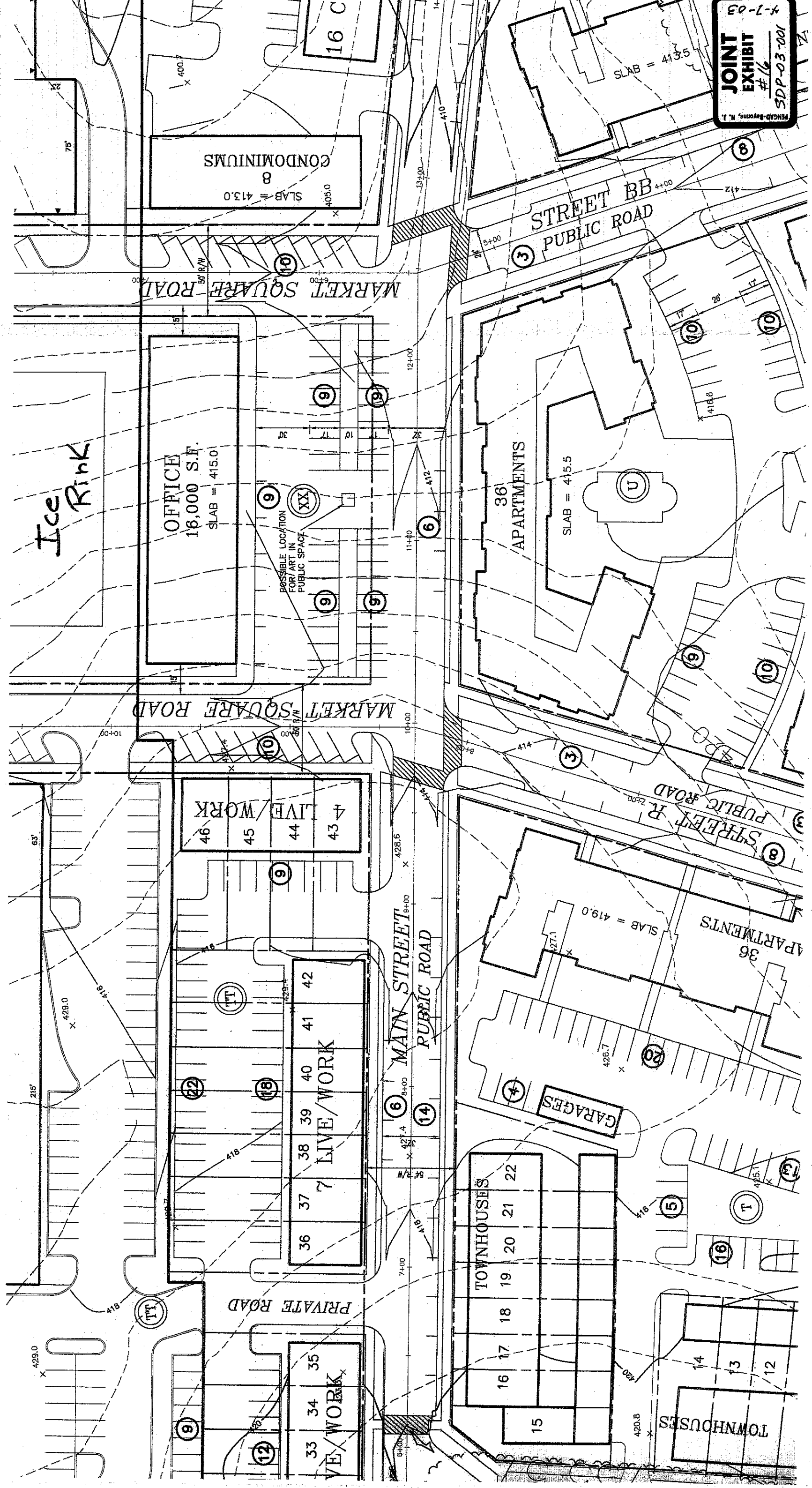


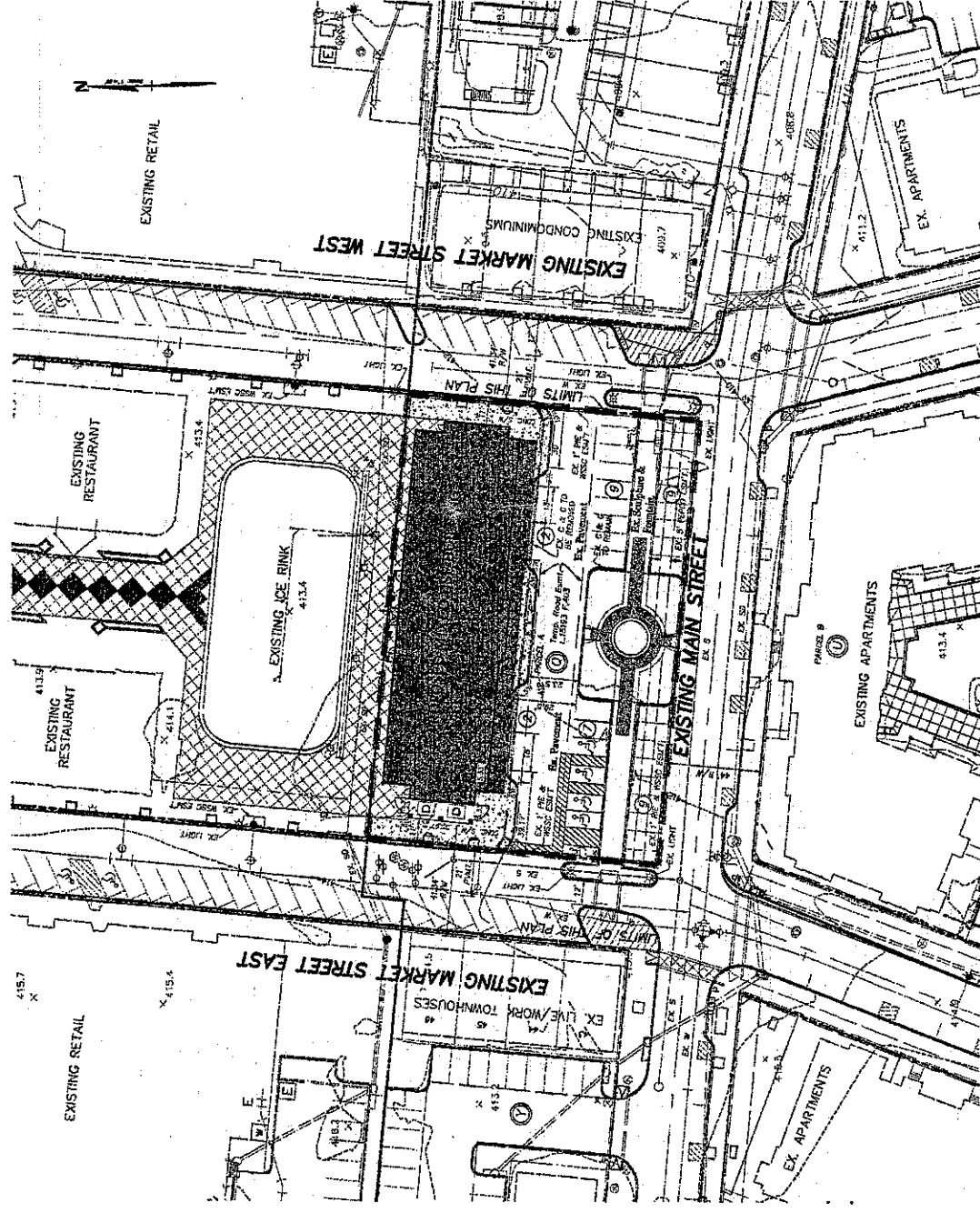
View from Market St. West



SEE SHEET 3

Previously Approved SDP L7-1





NOTE: ANY REVISIONS TO BIDDING PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL.

**JOINT
EXHIBIT**
#18
SDP-03-001

PARCEL A, BLOCK Q
LAKELANDS

**City of Gaithersburg
Gaithersburg Election District No. 9
Montgomery County, Maryland**

BASE DATA	BY	DATE
ASSIGNED		
DRAWN		
REVIEWED		

PROGRAMS CONTACT:

RELEASE FOR ☐

BY ☐ DATE ☐

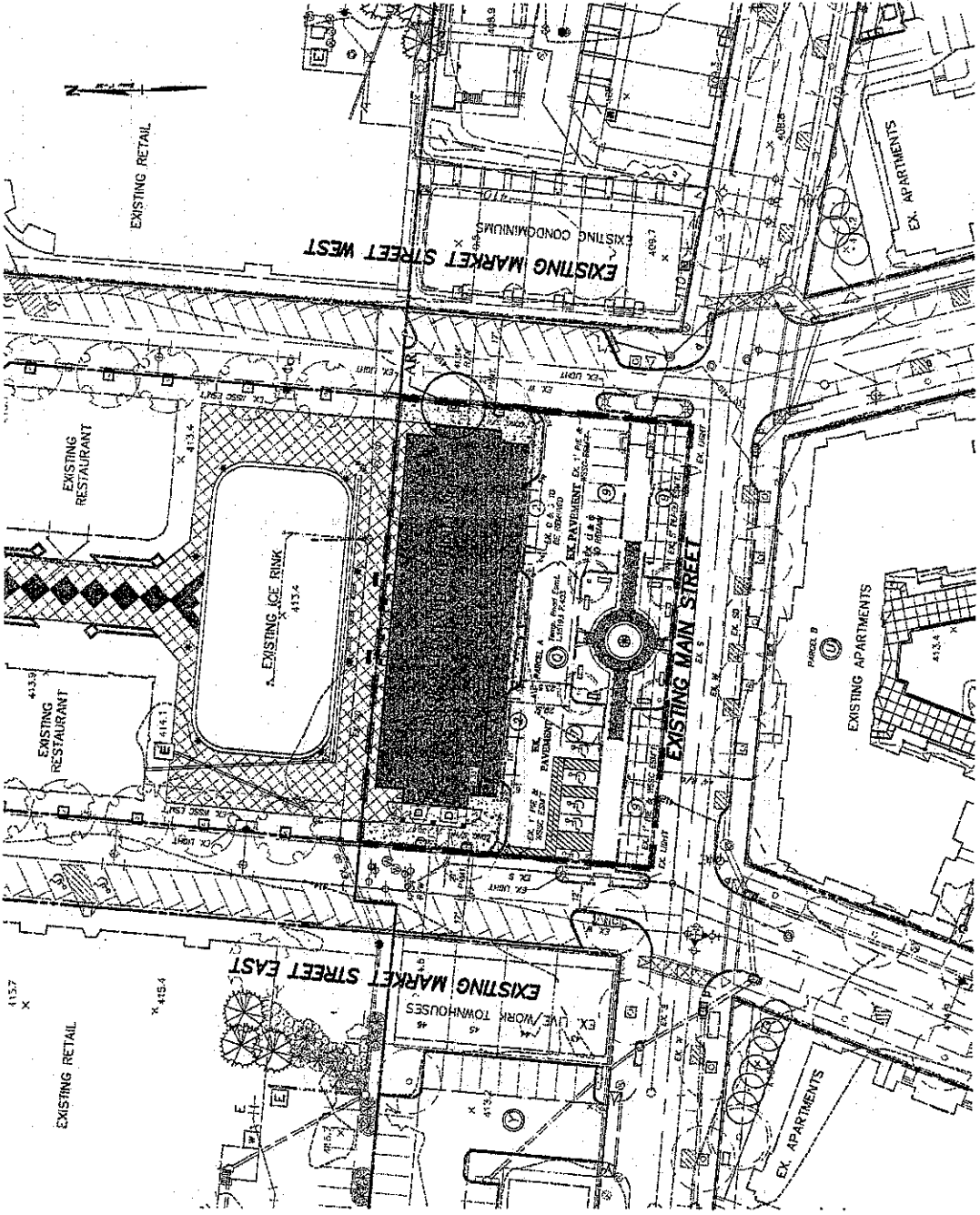
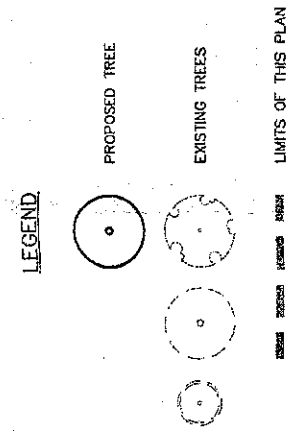
Rodgers Consulting, Inc.
9250 Galtier Road
Cathlamet, WA 98177
301.948.4700
301.948.6255 (fax)
301.253.6609
www.rodgers.com

**RODGERS
CONSULTING**
Enhancing the value of land assets

SDP 7-1 AMENDMENT,
SITE & STORM DRAIN PLAN

Owner/Developer:
Triumph Development
4905 Del Ray Avenue, Suite 300
Bethesda, MD 20814
Phone: 301-657-1112
Fax: 301-657-5948
Contact: Steve Varnick

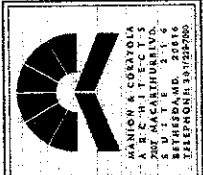
[illegible]



CITY OF GAITHERSBURG MAYOR & COUNCIL
AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL, A RESOLUTION WAS PASSED ON _____ DATE _____, 2003, APPROVING THE SCHEMATIC DEVELOPMENT PLAN APPROVAL FOR THE PROJECT LOCATED AT _____, GAITHERSBURG, MARYLAND. THE CITY ENGINEER HAS REVIEWED THE PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS FOR THE CITY OF GAITHERSBURG.

JOINT EXHIBIT #19
SDP-03-001
4-7-03

OWNER/DEVELOPER: Thorough Development 4985 Del Ray Avenue, Suite 300 Bethesda, MD 20814 Phone: 301-657-1112 Fax: 301-657-5948 Contact: Steve Virostek		DATE: _____		REVISION: _____		DATE: _____		REVISION: _____		DATE: _____		REVISION: _____							
PROJECT: SDP 7-1 AMENDMENT, LANDSCAPE PLAN												SHEET NO. 4 OF 5							
DESIGNER: RODGERS CONSULTING Enhancing the value of land assets 3200 Gilmer Road Gaithersburg, MD 20877 301.283.2700 (ext. 440) 301.283.2609 www.rodgers.com												DATE: _____		REVISION: _____		DATE: _____		REVISION: _____	
CITY OF GAITHERSBURG City of Gaithersburg Gaithersburg Planning Division, No. 9 Montgomery County, Maryland												DATE: _____		REVISION: _____		DATE: _____		REVISION: _____	



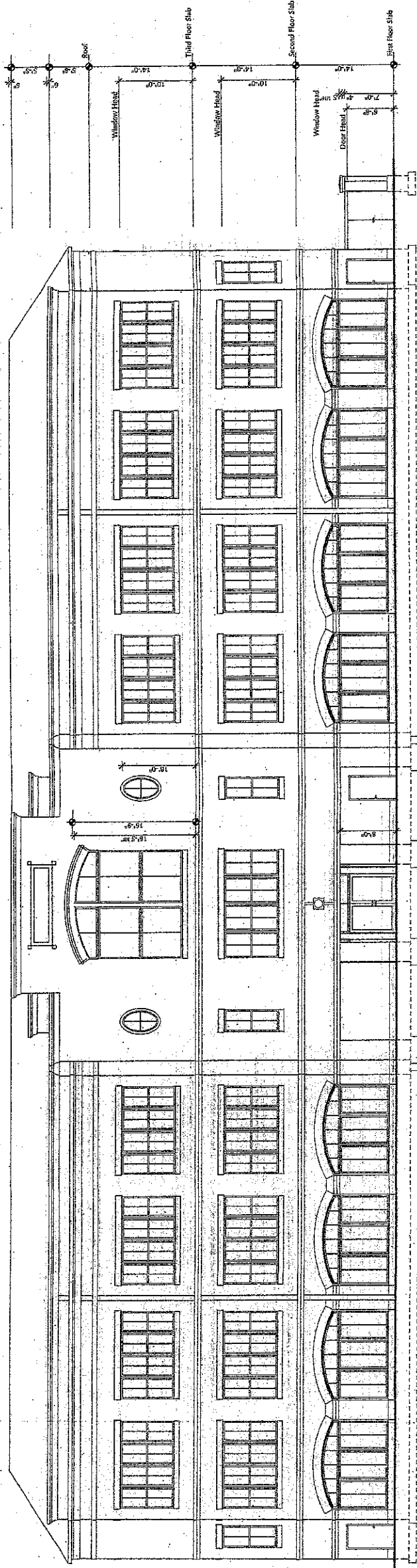
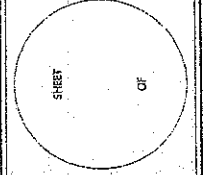
GAITHERSBURG COMMUNITY ASSOCIATION
Main Street
Gaithersburg, MD

South Elevation
North Elevation

Scale:
1/8" = 1'-0"

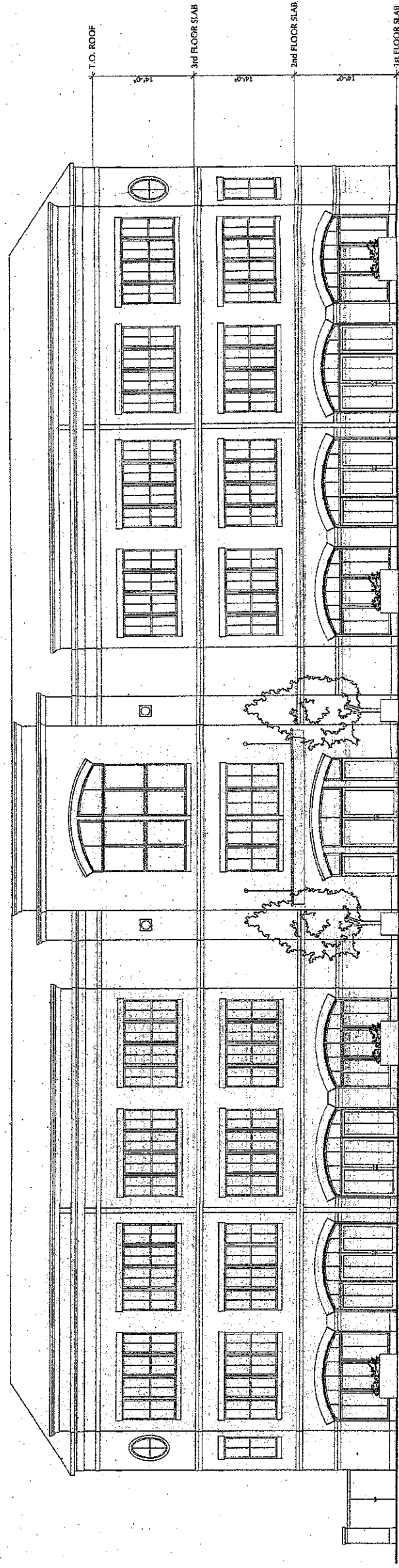
Written dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office may be held liable for any errors or omissions from the dimensions and conditions.

SCALE	AS NOTED
DRAWN	
CHECKED	
DATE	04.01.03
REVISIONS	



NORTH ELEVATION

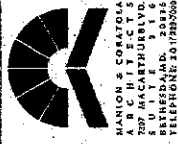
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

JOINT EXHIBIT #20
SDP-03-001
4-7-03
PENCAD-Bayonne, N.J.



Gaithersburg Community Association
Main Street
Gaithersburg, MD

First Floor Plan
Second Floor Plan

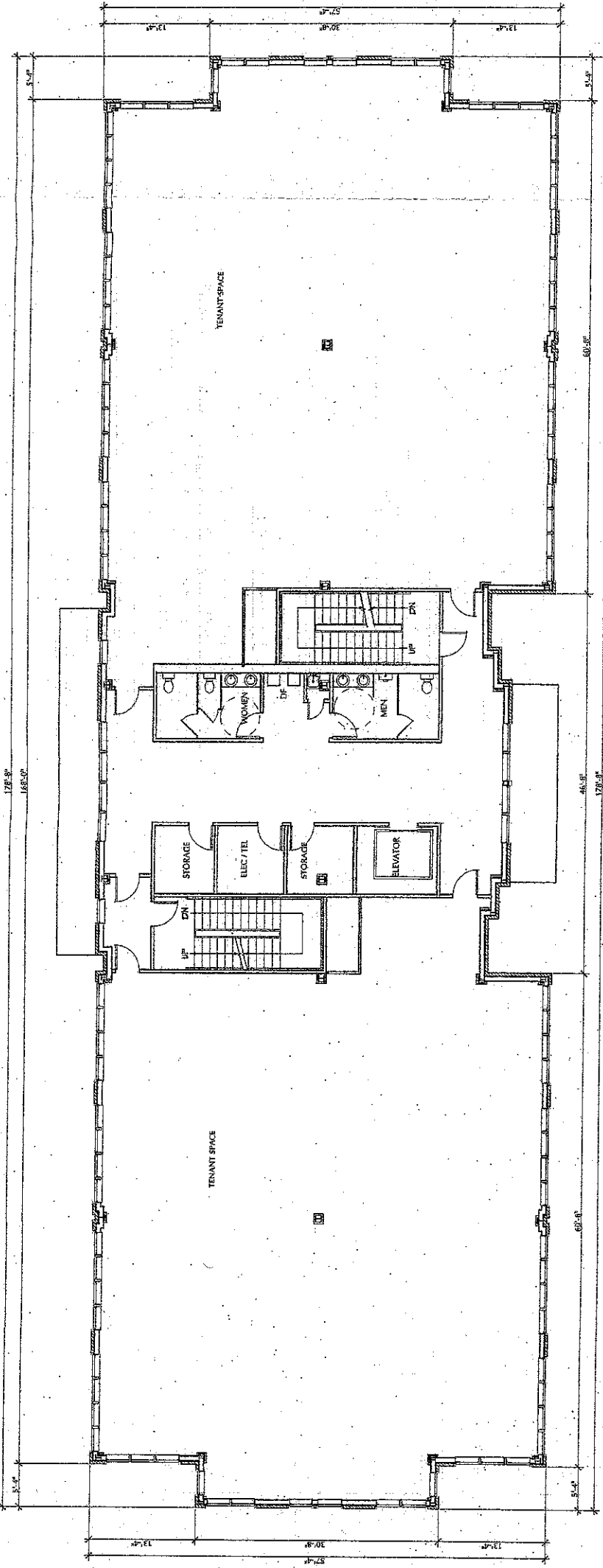
Scale: 1/8" = 1'-0"

Written dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions.

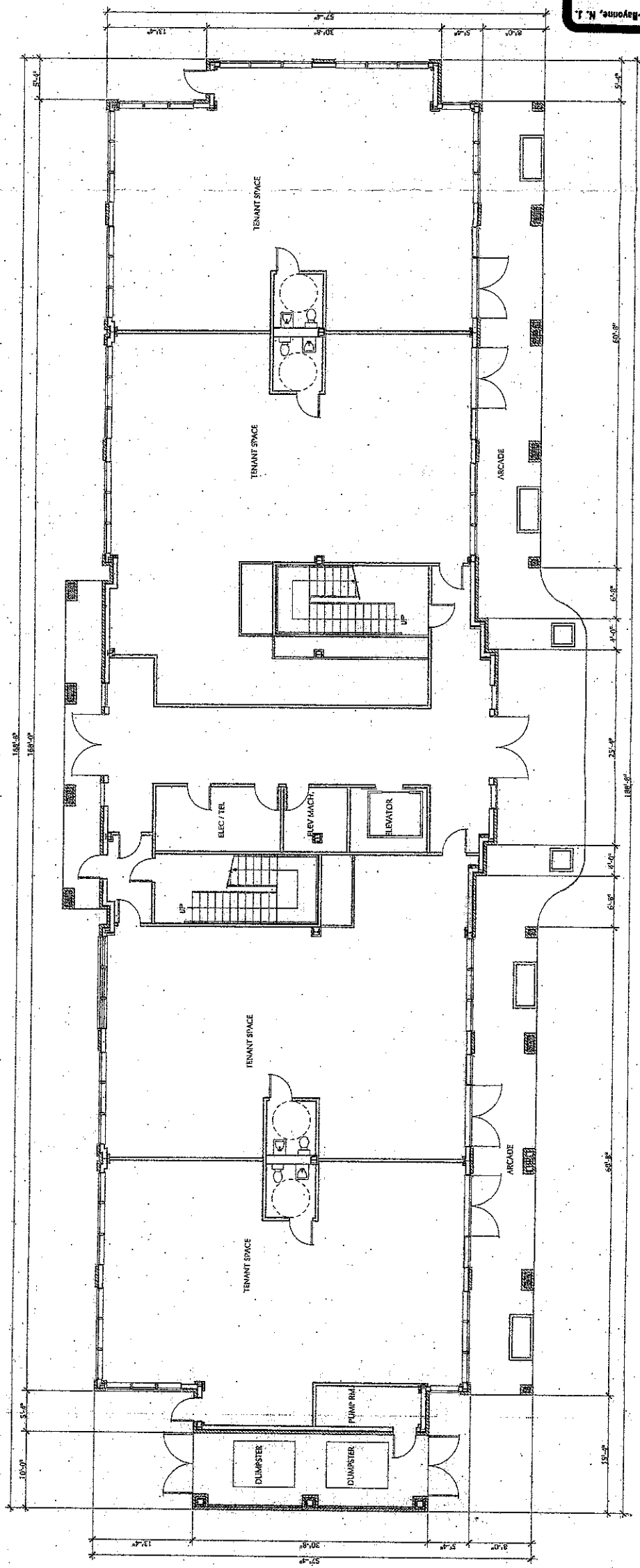
SCALE:	AS NOTED
DRAWN:	
CHECKED:	
DATE:	04.07.03
REVISIONS:	

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SHEET
OF

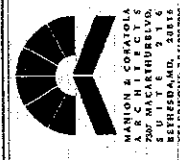
JOINT EXHIBIT #22
SDP-03-001
4-7-03
PENGAD-BOYD, N. J.



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



Catonsville Community Association
Main Street
Catonsville, MD

Third Floor Plan
Roof Plan

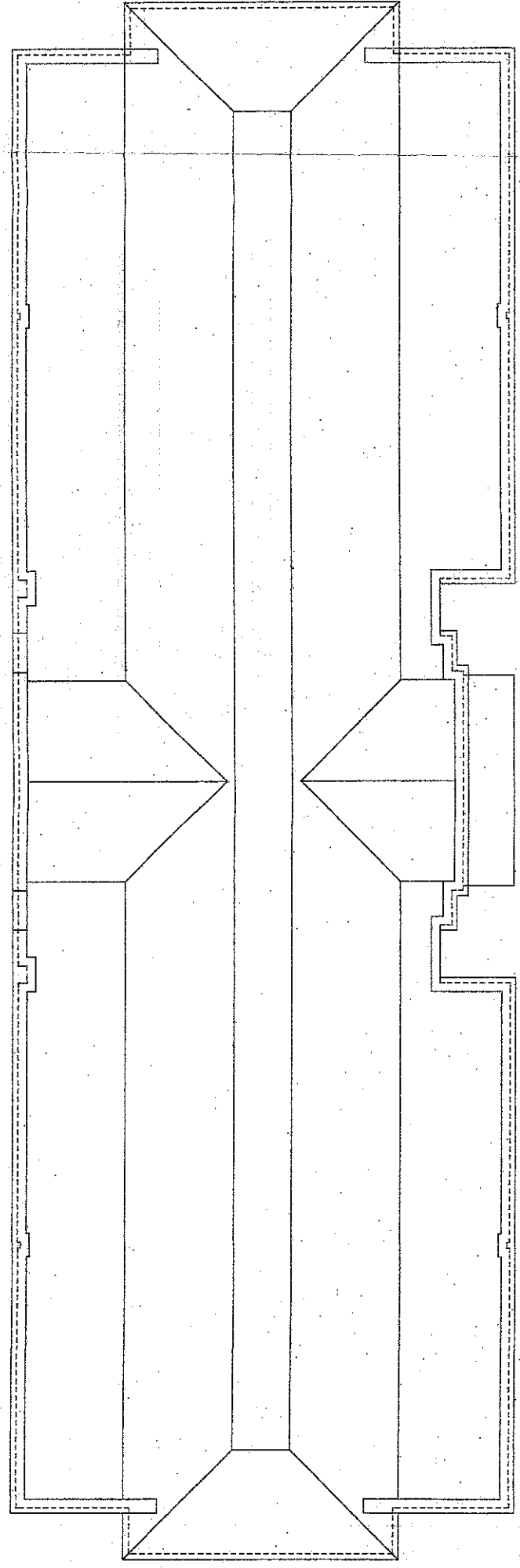
Sheet

Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions.

SCALE:	AS NOTED
DRAWN:	
CHECKED:	
DATE:	04.01.03
REVISIONS:	

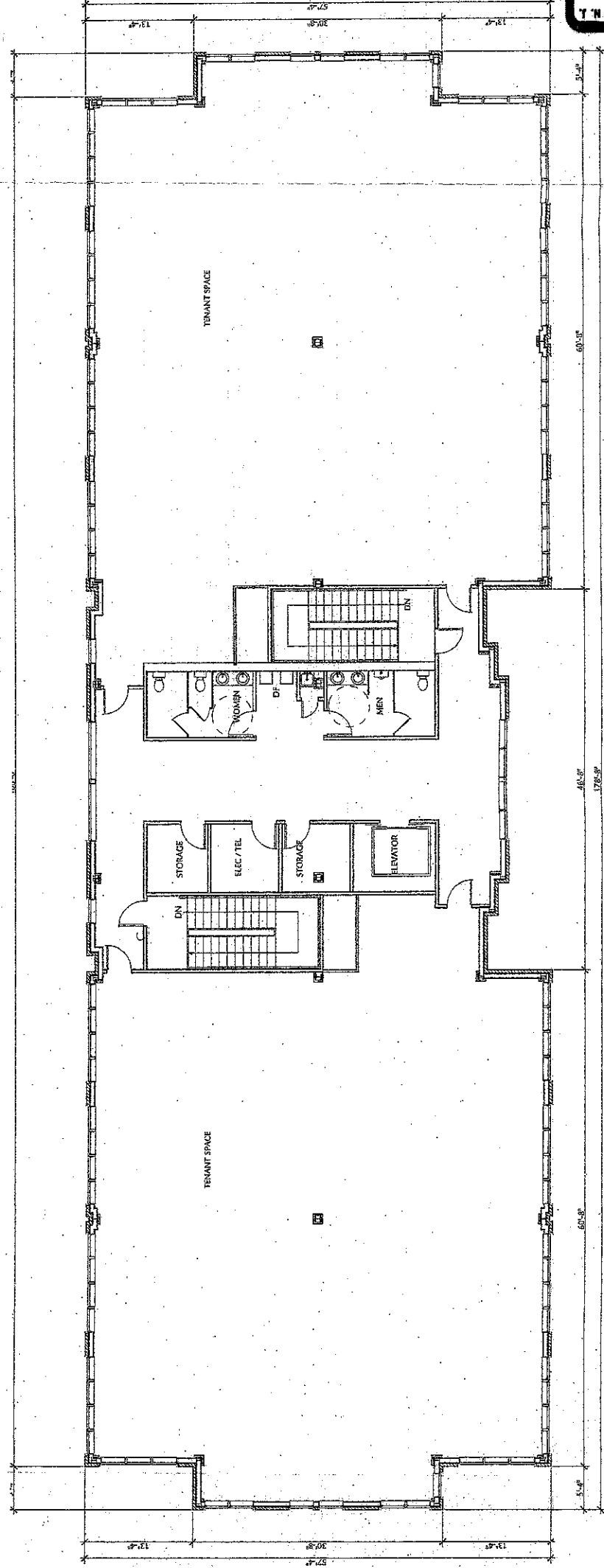
SHEET
OF

JOINT
EXHIBIT
#23
SDP-03-001
4-7-03
PENKAB-Beynon, H. J.



ROOF PLAN

SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"